



52 Cahors Road, Padstow

## Renovated Single-Level Home with Endless Potential - 7 Minute Walk to Padstow Station

Red Carpet Event | Wednesday 6th May at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Set on approximately 442.6sqm with a 12.19m frontage, this beautifully presented single-level home spans across two individual lots with prior subdivision, offering duplex site potential (STCA). Combining freshly renovated interiors with outstanding long-term upside, the home presents an ideal opportunity for families, savvy investors, those planning to build their dream home or add a granny flat in the future (STCA).

Showcasing a practical layout, the home features light-filled living and dining zones and seamless flow to an inviting undercover outdoor area, perfect for year-round entertaining. At the heart of the home is a well-appointed kitchen with gas cooking and premium appliances, with move-in ready convenience. Accommodation includes three generous bedrooms with a privately positioned master with an ensuite.

Positioned in a highly convenient location just a 7-minute walk to

3 2 1

**FOR SALE**  
\$1,505,000

### AGENTS

Lush Pillay  
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Baker Chahwan  
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### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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Padstow train station, local shops, schools and cafes and just seconds to the local park, the home also boasts rear lane and dual side access, enhancing its versatility. With strong potential to add a granny flat at the rear (STCA) or further capitalise on its subdivision and duplex potential, this is a rare opportunity to secure a high-growth asset. With potential returns of approximately \$850—\$900 per week, it's perfectly suited for investors or those looking to land bank in a sought-after area.

- Renovated single level home across two lots, on approx. 442.6sqm w/ 12.19m frontage
- Spacious and sun-drenched living and dining areas filled with natural light
- Covered outdoor entertaining area, dual side & rear lane access for convenience
- " Potential rental returns of approx. \$850—\$900 per week currently
- Potential to add a granny flat at rear for additional rental returns (STCA)
- R3 zoning with prior subdivision providing duplex site potential (STCA)
- Just a 7-minute walk to Padstow station, shops & schools, convenient M5 access

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## MORE DETAILS

Property ID	16YCFAE
Property Type	House
Land Area	442.6 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

### Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

### Baker Chahwan 02 9771 1177

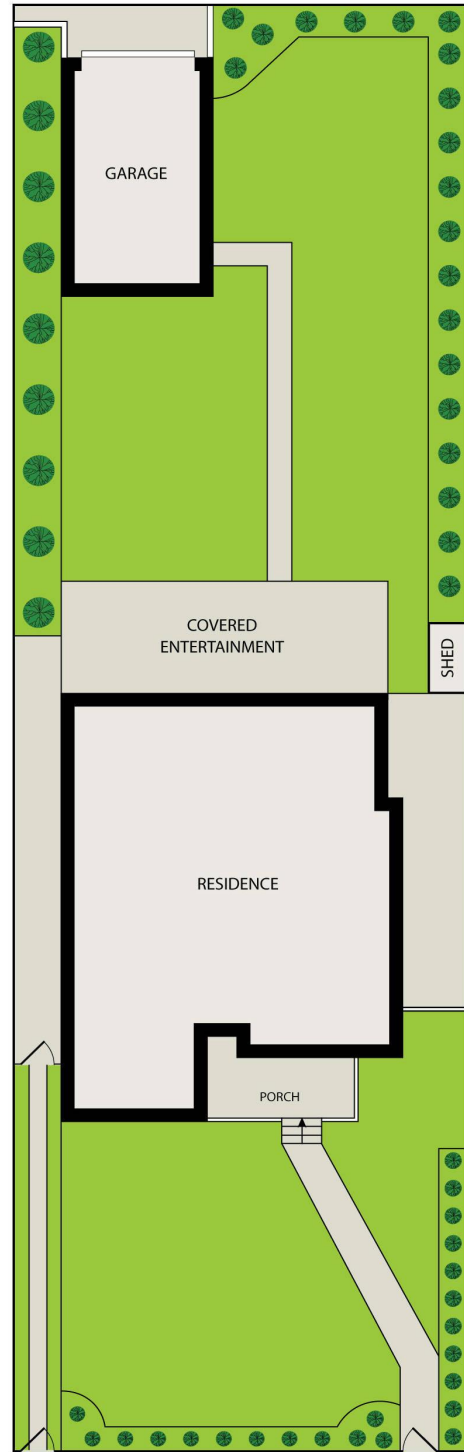
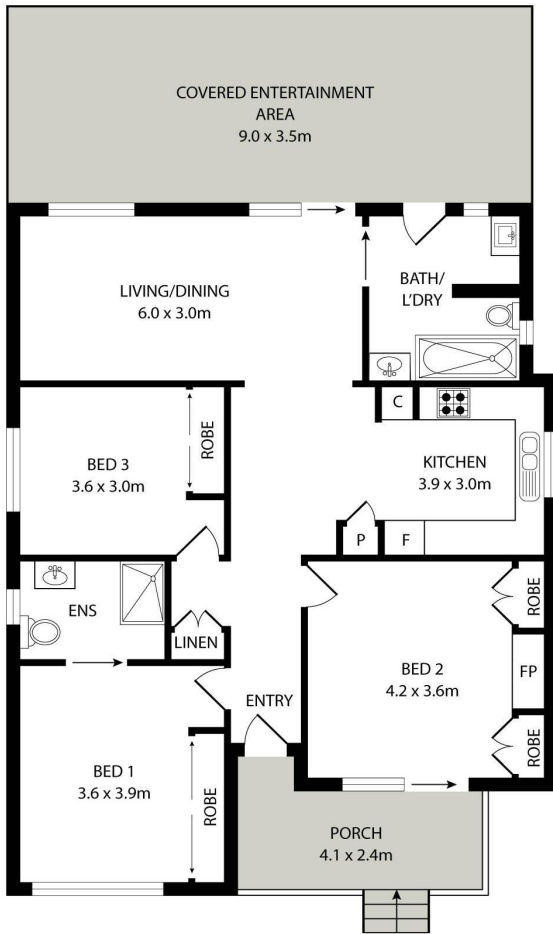
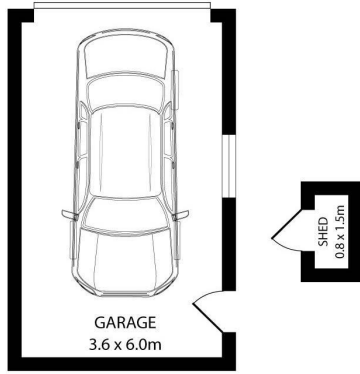
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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